

Swift Avenue, Driffield



Executive Detached House
Four Bedrooms (1 En-Suite)
Lounge
Dining Room
Fully Fitted Kitchen
UPVC D/G Conservatory

Bathroom/WC
Full Double Glazing
Gas Central Heating
Private Enclosed Rear Garden
Private Driveway & Garage
Many Additional Features

Offers Based on
£230,000



**Independent
Estate Agents**

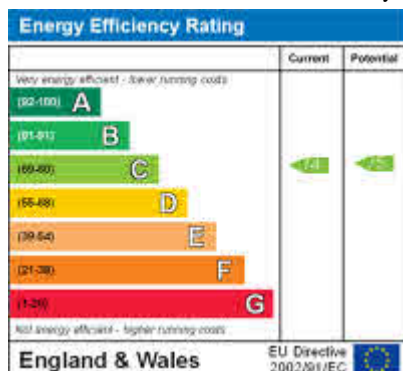
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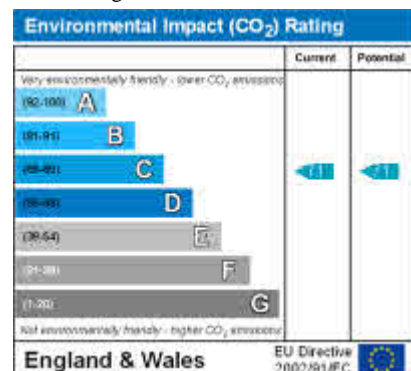
PROPERTY SPECIFICATION

5, SWIFT AVENUE, DRIFFIELD.

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|-----------------------------|---|
| LOCATION | Situated on the outskirts of the pleasant market town of Driffield, which is approximately 10 miles inland from Bridlington, on an award winning residential development by Barratt. Nearby amenities include recreational green area for walking etc, schools and a variety of shops in the town centre. |
| PROPERTY | This four bedroomed executive detached house, which is in excellent neutral decorative order throughout, benefits from full double glazing, gas central heating, gardens to both front and rear, driveway and garage and also has many additional features ie landscaped rear garden, remote control garage door and conservatory. The property is being sold with all carpets, curtains and light fittings included. |
| ENTRANCE | Canopied entrance porch with tiled floor. |
| ENTRANCE HALL | Steel banded entrance door with double glazed decorative frosted and etched glass panel, radiator, staircase leading to upper floor. |
| LOUNGE | 13'5" (into bay) x 13'4" (4.09m x 4.06m) With front facing UPVC double glazed walk-in bay window, marble hearth and inset with coal effect gas fire and pine fire surround and mantle, radiator, undertairs cupboard, open archway to ... |
| DINING ROOM | 9'1" x 7'11" (2.77m x 2.41m) With radiator, rear facing UPVC double glazed French doors leading to ... |
| CONSERVATORY | 10'10" x 9'7" (3.30m x 2.92m) Of full height UPVC double glazed construction with clear polycarbonate roof, tiled floor, radiator, power and light connected, French doors leading to patio and rear garden. |
| DINING KITCHEN | 11'9" x 9'1" (3.63m x 2.77m) Fitted with a comprehensive range of modern wall mounted and base level units with worktops over, stainless steel 1.5 bowl sink with mixer tap, tiled surrounds, built-in "Whirlpool" electric oven and gas hob with filter hood over, concealed "Whirlpool" dishwasher, laminate flooring, radiator, rear facing UPVC double glazed window. |
| UTILITY ROOM | 5'2" x 5'1" (1.57m x 1.55m) With wall mounted "Potterton" central heating and hot water boiler, plumbed for automatic washing machine, space for fridge, laminate flooring, radiator, steel banded double glazed exit door to rear patio and garden. |
| CLOAKROOM/WC | 5'2" x 3'9" (1.57m x 1.14m) With white suite comprising pedestal hand washbasin and low flush WC, tiled to water sensitive areas, laminate flooring, radiator, side facing UPVC double glazed window. |
| FIRST FLOOR LANDING | With roof void access hatch leading to insulated roof void space. |
| BEDROOM 1 | 13'4" (maximum) x 11'4" With front facing UPVC double glazed window, radiator, built-in tank and towel store cupboard. |
| EN-SUITE SHOWER ROOM | 5'10" x 5'9" (1.78m x 1.75m) With white suite comprising fully tiled shower cubicle with plumbed shower, low flush WC, vanity hand washbasin with cupboard under, tiled to water sensitive areas, shaver point, radiator, front facing UPVC double glazed window. |
| BEDROOM 2 | 13'3" x 8'8" (4.04m x 2.64m) With front facing UPVC double glazed window, radiator. |
| BEDROOM 3 | 11'4" x 9'2" (3.45m x 2.79m) With rear facing UPVC double glazed window, radiator. |
| BEDROOM 4 | 8'9" (maximum) x 8'8" (maximum) (2.67m x 2.64m) With rear facing UPVC double glazed window, radiator. |
| BATHROOM/WC | 7'1" x 6'5" (2.16m x 1.96m) With white suite comprising panelled bath with shower from taps, low flush WC, vanity hand washbasin with cupboard under, tiled to water sensitive areas, radiator, shaver point, extractor fan, rear facing UPVC double glazed window. |
| EXTERIOR | |
| FRONT | Open plan lawned front garden with flower bed, courtesy light, tarmac drive with parking for two vehicles. |
| GARAGE | Brick built garage 17'8" x 8'5" (internal measurements) (5.38m x 2.57m) With electric remote control door, power and light connected. |
| SIDE | Gated access to rear garden from both sides of the property. |
| REAR | Attractive landscaped large lawned rear garden with block paved patio area, decorative paved centrepiece with ornate gazebo, flowers borders, walled and fenced boundaries, exterior tap. |
| SERVICES | Mains gas, electricity and water. |
| COUNCIL TAX | TBC |
| VIEWING | Strictly through the sole selling agents - HomeFinder of Bridlington Limited. |



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.